

**RECOMMENDATION (To replace existing variation provisions)**

- 2A. In accordance with the Downtown Zoning Overlay District, the Major Design Exceptions/Variations allowed by the Article 10-9C are permitted under the following conditions and standards:
- i. The exception fulfills the intent defined for this Article 10-9C of the zoning regulations. Refer to Sec. 10-9C-1.A.
  - ii. The resulting development is consistent or compatible with the surrounding context or the vision defined in the village's comprehensive plan, the downtown TOD master plan, and/or other planning documents approved by the village.
  - iii. The requested exception results in a development of equal or higher quality and durability of design.
  - iv. The resulting development would not impede adjacent development from complying with the overlay district regulations.
  - v. The requested exception results from conditions that are unique to the subject development and would not establish a precedent that would prevent the board from reasonably denying a similar exception for similarly situated properties.
- 2B. Alternate Parking Ratios. Alternatives to the motor vehicle parking requirements of section 10-9C-5,D. may be approved through a major design exception, provided that:
- i. The required motor vehicle parking ratios do not accurately reflect the actual day-to-day parking demand that can reasonably be anticipated for the proposed use;
  - ii. The allowed parking credits and reduction alternatives of this section are infeasible or do not apply;
  - iii. The reduced parking ratios proposed are not likely to cause adverse impacts on traffic safety or on the general welfare of property owners and residents in the area.